

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 19, 2006

ITEM NO. \_\_\_\_\_

CASE NUMBER/ PROJECT NAME	<b>108-DR-2005 Verizon PHO-Kraemer</b>		
LOCATION	Southwest corner of E. Lone Mountain Road and N. Pima Road		
REQUEST	Request approval to locate one additional wireless communication facility (WCF) antenna on an existing light standard in the City of Scottsdale's right-of-way.		
OWNER	City of Scottsdale 480-312-4138	ENGINEER	N/A
ARCHITECT/ DESIGNER	N/A	APPLICANT/ COORDINATOR	Manjula Vaz Gammage & Burnham 602-256-0566
BACKGROUND	<p><b>Zoning.</b> This site is zoned R1-70 ESL HD (Single-family residential 70,000 square foot lot size, Environmentally Sensitive Lands, Hillside District).</p> <p><b>Context.</b> The site is located at the southwest corner of E. Lone Mountain Road and N. Pima Road and is part of the public right-of-way.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none"><li>• North: Single-family lot, zoned R1-130 ESL (Single-family residential 30,000 square foot lot size, Environmentally Sensitive Lands)</li><li>• South: Single-family lot, zoned R1-70 ESL HD (Single-family residential 70,000 square foot lot size, Environmentally Sensitive Lands, Hillside District)</li><li>• East: Single-family lot, zoned R1-190 ESL (Single-family residential 190,000 square foot lot size, Environmentally Sensitive Lands)</li><li>• West: Single-family lot, zoned R1-70 ESL HD (Single-family residential 70,000 square foot lot size, Environmentally Sensitive Lands, Hillside District)</li></ul>		
APPLICANT'S PROPOSAL	<p><b>Applicant's Request.</b> The applicant proposes to upgrade an existing WCF facility that has an equipment cabinet and two antennas located on a streetlight standard. The concept is to continue the use of an existing WCF equipment cabinet, to replace two existing WCF antenna, install one new WCF antenna and install one new communication vault. The new communications vault will be installed flush to</p>		

the grade at the base of the light pole. The existing equipment cabinet is sufficient and will not be expanded.

**Development Information:**

- Existing Use: WCF antenna on an existing street light standard with equipment cabinet
- Proposed Use: Continued use of the existing equipment cabinet, replacement of the existing antenna, and installation of one new antenna and one new communication vault
- Existing WCF Height: 36 Feet, 10 inches
- Proposed WCF Height: 36 Feet, 10 inches

DISCUSSION

The two existing antenna will be removed. Two new 8-foot antennas and one new 4-foot antenna will be installed at the top of the light standard. The brown color submitted is consistent with colors found in this area. A stipulation is included to assure the installation conforms to the City's standard color, Western Reserve #8716N by Frazee. The communications vault will be flush to the ground and not vertically visible.

The applicant has submitted documentation that the WCF meets or exceeds the Federal Communication Commission's radio frequency safety standards. Property owners within 750 feet of the site have been notified. There have been no comments received regarding this application.

STAFF  
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)      Kira Wauwie, AICP  
Project Coordination Manager  
Phone: 480-312-7061  
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY

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Kira Wauwie, AICP  
Report Author

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Lusia Galav, AICP  
Current Planning Director  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan and Elevations
5. Photo Simulation
- A. Stipulations/Zoning Ordinance Requirements

**PURPOSE OF REQUEST**  
**PHO-KRAEMER**

Verizon Wireless (the "Applicant") and the City of Scottsdale (the "Owner") respectfully submit this wireless communication facility ("WCF") application to locate one (1) WCF antenna on an existing light standard in the City of Scottsdale's right of way. The existing light standard is located at the SWC of Pima Road and Lone Mountain Road in Scottsdale, Arizona (the "Site").

**PROJECT DESCRIPTION**

*Section 5.102 of the Scottsdale Zoning Ordinance permits WCF in the R1-70 zoning district, subject to the provisions of Section 7.200.*

The purpose of his request is to add one new antenna to an existing WCF site. The existing WCF site currently has two wireless antennas attached to an existing WCF light standard located in the City of Scottsdale right of way. There is an existing equipment cabinet located adjacent to the existing light standard. The existing equipment cabinet is screened by a decorative metal screen that blends in with the architecture and character of the area.

The City of Scottsdale's right of way which is the subject of this request is located on the west side of Pima Road at Lone Mountain Road. The Site is zoned R1-70 ESL HD.

The Applicant proposes to retain the existing equipment cabinet and WCF light standard in their current location in the right of way. The light standard currently accommodates two (2) wireless antennas. The purpose of this application is to add one (1) wireless antenna. Therefore, there will be a total of three (3) antennas on the existing WCF light standard.

*Section 7.200(H) states that the "purpose of the WCF regulations is to encourage and promote wireless communications coverage for all areas of the city while minimizing the visual, environmental, and neighborhood impacts."*

Traffic growth and increasing need for wireless coverage create the need for additional wireless capacity in this area. Our customers are increasingly requiring wireless coverage inside as well as outside their homes and businesses. In order to serve Verizon's customers in North Scottsdale and cover both north and south of Pima Road, it is necessary that we add this antenna to provide additional coverage.

This particular WCF site was chosen because there is an existing WCF in the City of Scottsdale right of way. As such, no new pole or structures of any kind will need to be added to this site to accommodate this Application.

**GENERAL STANDARDS**

The following itemizes the general standards applicable to all WCF and explains how the proposal addresses each requirement.

*1 WCF concealment and screening. All antennas, mounting hardware, and cabling must be covered or painted to match the building, tower, or pole it is mounted on. Equipment cabinets, service panels, and service panels must be screened by solid walls, landscaping, or berms. Screening shall blend with or enhance the surrounding context in terms of scale, form, texture, materials, and color. WCF shall be concealed as much as possible by blending into the natural and/ or physical environment. All gates shall be opaque.*

This is an existing WCF site with an existing equipment cabinet. The existing WCF site is screened by a decorative metal screen which blends in the environment.

*2. WCF height. The height of free-standing WCF is measured from natural grade to the top of all appurtenances.*

The proposed WCF is 36' 10" from natural grade to the top of appurtenances. The height of the existing light standard will not change.

*3. WCF setbacks. All WCF must meet the setback, stepback, and yard requirements of the underlying zoning district unless permitted otherwise.*

The proposed WCF is located in the City of Scottsdale right-of-way and therefore is not subject to setback, stepback, or yard requirements of the underlying zoning district.

*4. WCF Co-location. All new monopoles or towers over forty (40) feet in height shall allow for co-location by other wireless communications service providers. The applicant shall demonstrate that the engineering of the monopole or tower and the placement of ground-mounted WCF will accommodate other providers' WCF. The owner of the tower or monopole and the property on which it is located must certify that the monopole or tower is available for use by another wireless communications service provider on a reasonable and non-discriminatory basis.*

This section is not applicable to this request.

*5. WCF Lighting. Any exterior lighting for WCF shall be fully shielded, screened by the same screening surrounding the WCF, and located below the height of the screening.*

The proposed WCF will not be lit.

*6. WCF identification. Each WCF shall be identified by a permanently installed plaque or marker, no larger than four (4) inches by six (6) inches, clearly identifying the wireless communications service provider's name, address, e-mail contact, and emergency phone number.*

Each WCF shall be so identified.

### **TYPE 3 WCF REQUIREMENTS**

*Section 7.200H(F) outlines the requirements for a Type 3 WCF Facility located on a light standard.*

This application is for a Type 3 WCF on a light standard..

*F. WCF located on **existing** or replaced street light poles, parking lot light poles, and street sign poles, subject to the following criteria:*

*"1. The replacement pole and WCF shall not increase the diameter of the existing pole by more than sixty (60) per cent, not to exceed eighteen (18) inches total, or increase the height of the existing pole by more than six (6) feet;*

This request uses the existing light standard.

*2. Antennas shall be limited to snug-mount, canister-mount, and concealed antennas height;*

This request is for snug-mount WCF.

*3. All cables shall be located inside the pole or within an encasement to hide all cables colored to match the pole and oriented to a side with the least visual impact; Equipment cabinets shall be located inside buildings, screened behind walls, pole-mounted, or buried underground;*

This application will not change the existing equipment cabinet. The existing equipment cabinet is screened by a decorative metal screen that blends into the architecture and character of the area.

*B. Equipment cabinet locations shall comply with the height and yard development standards of the underlying zoning district;*

The equipment cabinet is existing and will not increase in height or area.

*"C. Equipment cabinets with air-conditioning shall be enclosed by walls and setback a minimum of fifteen (15) feet from lots where the existing or planned primary use is a single-family dwelling*

This proposal is for a right-of-way location and is governed by Paragraph D below.

**D. All equipment cabinets that are located within the right-of-way or completely underground are exempt from yard development standards.**

The existing equipment is within the right-of-way and will remain as is.

The purpose of this WCF application is to provide wireless communication service to Verizon Wireless customers in Scottsdale and specifically in the Pima and Lone Mountain area. It is important that the Applicant is able to provide quality service to its customers in Scottsdale for both their daily activities and in emergency situations.

### **CONFORMANCE WITH FCC SAFETY STANDARDS**

This Wireless Communication Facility, at its maximum load, including cumulative effects of multiple facilities, meets or exceeds the Federal Communication Commission's radio frequency safety standards.

### **COMPLIANCE WITH STATE, LOCAL, & FEDERAL REGULATIONS**

Pursuant to the terms of its operating license, Verizon Wireless will comply with all state, local and federal regulations relative to the operation of this facility.

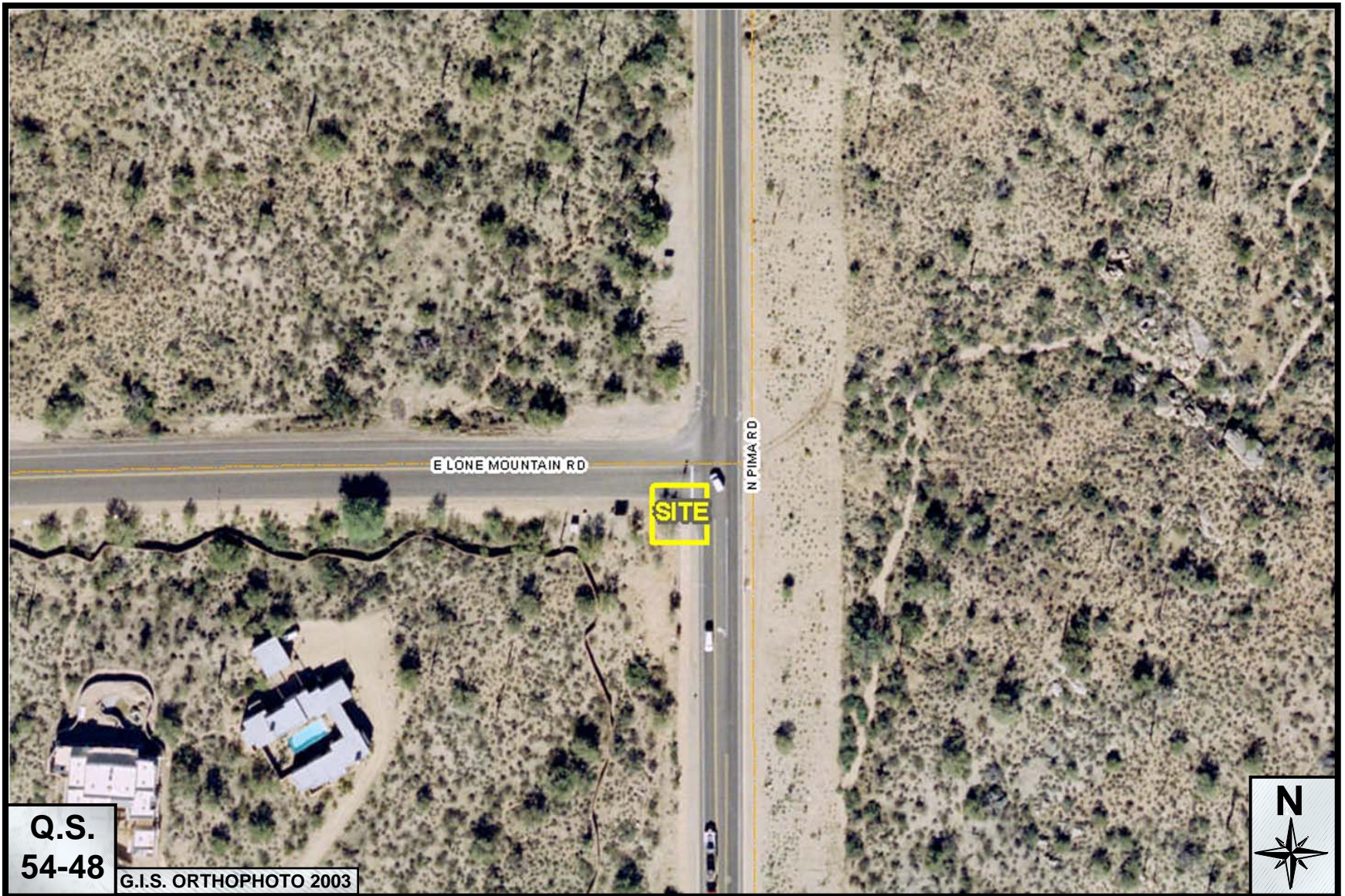
### **COMMUNITY NOTIFICATION**

The Applicant has sent letters to all residents within 750 feet of this site and all homeowner's associations within 1 mile of the site. The Applicant has not heard from any residents or homeowners.

### **CONCLUSION**

This Application complies with all of the requirements of the Scottsdale Wireless Ordinance. We respectfully ask for your support.





Q.S.  
54-48

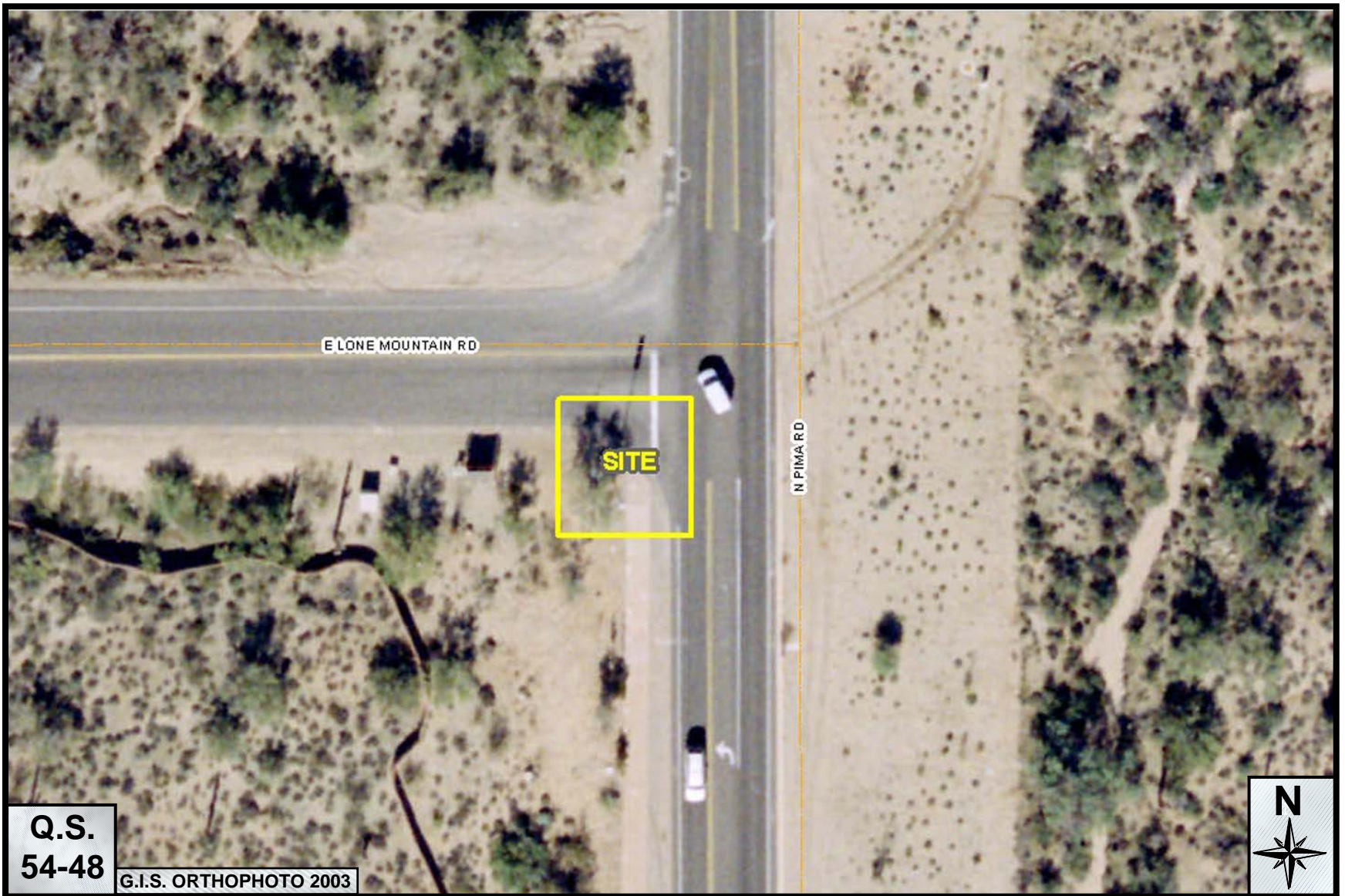
G.I.S. ORTHOPHOTO 2003

PHO-Kraemer

108-DR-2005

ATTACHMENT #2

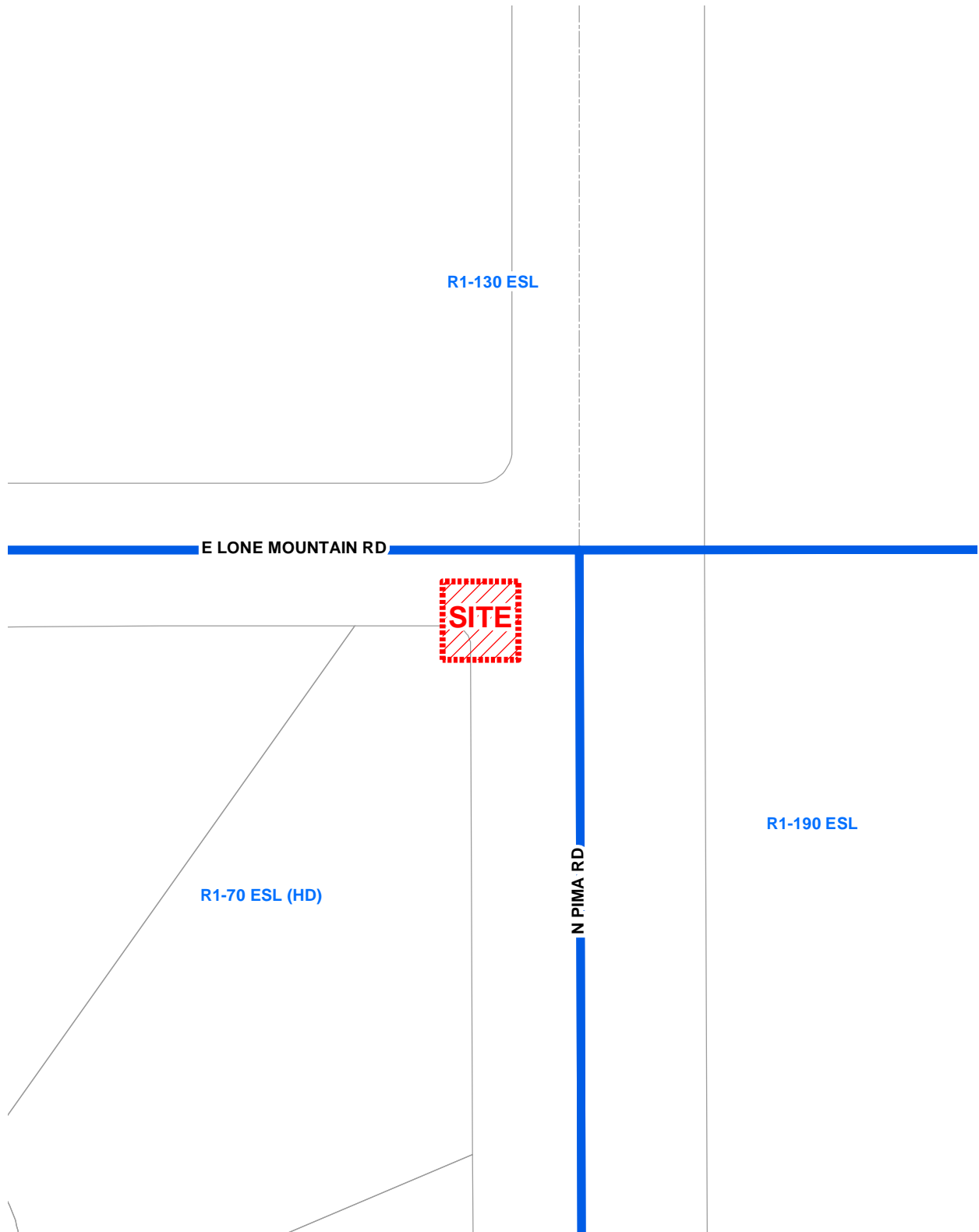




PHO-Kraemer

108-DR-2005

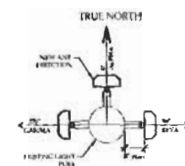
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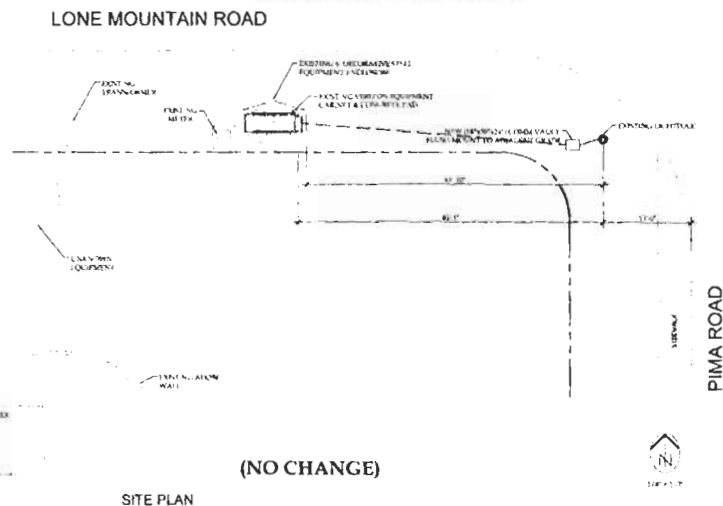
108-DR-2005

ATTACHMENT #3

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### ARRAY PLAN

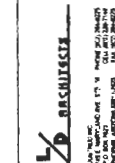


OWNERS (MANITOR)	CITY OF SCOTTSDALE CITY CIVIC CENTER 7847 E. BUCKLEY AVENUE RD. TEL. (602) 552-7862
GRANTEE	SCOTTSDALE MUSEUM FOR THE ARTS 1775 N. GILBERT AVENUE TAMPA, AZ 85711 ATTN: REAL ESTATE AND CONSTRUCTION TEL. (602) 753-0567
SITE ADDRESS	8905 E. THE MOUNTAIN ROAD SCOTTSDALE, AZ 85260-7009
ZONING	CITY LIGHT C-1-A-2
OCCUPANCY	S2-SUBMERGED WIRE TUBES
BUILDING AREA	11,950 SF
SITE AREA	61,500 SF
BUILDING HEIGHT	15
APN	N/A

A) GOVERNING BUILDING CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS TO THE CITY OF ATLANTA ORDINANCES

2003 INTERNATIONAL BUILDING CODE, ORDINANCE 2003  
2003 INTERNATIONAL REFERRENTIAL CODE, ORDINANCE 1, 2003  
2003 INTERNATIONAL MECHANICAL CODE, ORDINANCE 1, 2003  
2003 INTERNATIONAL PLUMBING CODE, ORDINANCE 1, 2003  
2003 INTERNATIONAL FIRE FIGHTING CODE, ORDINANCE 1, 2003  
2003 INTERNATIONAL ELECTRICAL CODE, ORDINANCE 1, 2003  
2003 INTERNATIONAL MECHANICAL CODE, ORDINANCE 1, 2003  
2003 INTERNATIONAL PLUMBING CODE, ORDINANCE 1, 2003  
2003 INTERNATIONAL FIRE FIGHTING CODE, ORDINANCE 1, 2003  
2003 INTERNATIONAL ELECTRICAL CODE, ORDINANCE 1, 2003

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PHO KRAEMER  
8785 E. LONE MOUNTAIN RD.  
SCOTTSDALE, ARIZONA 85262-1900

SITE PLAN, ELEVATION & SITE DATA

PROJECT  
2005-08  
TEAM  
(PROJECT)  
DATE  
A-1





*Before*



Proposed Antennas

*After*

*View looking south*

**PHO-Kraemer**  
8785 E. Lone Mountain Road  
Scottsdale, AZ 85262-1900

 **verizon wireless**

108-DR-2005  
12-19-05

# **Stipulations for Case: Verizon PHO-Kraemer Case 108-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. The location and configuration of the proposed wireless antenna to the existing WCF site shall be constructed to be consistent with the Site Plan, Elevations and Site Data Plan submitted by Verizon Wireless with a city received date of 12/19/2005.

### **SITE DESIGN:**

#### **DRB Stipulations**

2. The entire length of all cables associated with this facility shall be encased within the existing light standard.
3. The color of the proposed antenna shall be Western Reserve by Frazee (#8716N) to match the color sample submitted by Verizon Wireless with a city received date of 12/19/2005.
4. With the Final Plans submittal, the Provider shall submit dimensioned and scaled details, and/or manufacturer cut sheets of the antennas being used. Any changes, including but not limited to, the size and location of the proposed antennas or equipment shall be subject to the approval of the Development Review Board.
5. The addition of the proposed antenna shall not result in a height increase of the existing light standard.
6. All existing easements, including public utility and scenic corridor easements, shall be shown on all site, landscape, and civil plans.
7. All existing utilities, including aerial, at grade and underground, shall be shown on all final plans.
8. Prior to construction the contractor is required to notify Inspection Services by calling 480-312-5750. A Planning Inspection (#42) must be conducted prior to commencement of any construction. Provider must note this requirement on site plan.
9. Provider must identify telephone and electrical sources and show detailed connections on final plans to the satisfaction of Final Plans staff.
10. With the Final Plans submittal, the Provider shall submit a detail of the **required** marker or plaque, to the satisfaction of Final Plans review staff showing conformance with Zoning Ordinance requirements. The plans shall clearly identify the location of the marker/plaque. The marker/plaque shall contain the company name, contact name and phone number of the facility operator.
11. With the Final Plans submittal, the Provider shall submit verification that City of Scottsdale staff has accepted and approved the Permission for Private Improvements in the Right of Way form.
12. No microwave dish antenna is approved as part of this case.
13. No exterior lighting shall be approved as part of this submittal.

## **ATTACHMENT A**

14. Obtain necessary permits as required by the One-Stop-Shop

**RELEVANT CASES:**

**Ordinance**

A. At the time of review, the applicable approved case(s) for the subject site was 51-SA-02.